

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R49116

Property Information

property address: 1004 WINTER

legal description: WINTER, BLOCK 1, LOT 11, 12

owner name/address: COLE, GLENDA NEWCOMB

1004 WINTER ST

BRYAN, TX 77803-4566

full business name:

land use category: SER

type of business:

current zoning: R20-5

occupancy status: OCCUPIED

lot area (square feet): 14000

frontage along Texas Avenue (feet): 100

lot depth (feet): 142

sq. footage of building: 2426

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): WOOD FRAME (SINGLE)

building/site condition: 3

SOME FOUNDATION DAMAGE

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 50-60 accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☐ yes ☐ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☐ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no

of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no:

landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) RESIDENTIAL
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:

YARD UNKEPT & FURNITURE STORED OUTSIDE

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